



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00008 Westside Annex Subdivision
Application Type: Major Combination
CPC Hearing Date: March 21, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Doniphan Drive and south of Mesa Street
Acreage: 10.9 acres
Rep District: 8
Existing Use: School bus parking
Existing Zoning: C-3 (Commercial) & R-5 (Residential)
Proposed Zoning: C-3 (Commercial)
Nearest Park: White Spur Park (Across Doniphan)
Nearest School: Mitzi Bond Elementary (1.3 miles)
Park Fees Required: \$1,370
Impact Fee Area: N/A
Property Owner: El Paso Independent School District
Applicant: Roe Engineering
Representative: Roe Engineering

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Commercial buildings
South: C-3 (Commercial) / Vacant
East: C-4/sc (Commercial / special condition) / Commercial and Industrial buildings
West: R-2 (Residential) / Residential neighborhood and parks

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to plat 10.9 acres for one commercial lot. Access is proposed from Doniphan Drive. This application is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Westside Annex Subdivision based on street right-of-way and TIA submittal requirements:

Planning Division Recommendation

Planning recommends **pending**.

City Development Department - Land Development

1. The Dedication Statement may need to be modified to delete and/or include the items, as

- applicable.
2. Verify flood zone designation.

Parks and Recreation Department

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, thus required to pay "Park fees" as per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space based on the following:

Fees calculated as follows:

1 (R-1) Single-family dwelling lot @ \$1,370.00 per dwelling = **\$1,370.00**

Please allocate generated funds under Park Zone **NW-8**

Nearest Park(s): **Valley Creek & River Park West #1**

El Paso Water Utilities

1. EPWU does not object to this request.
2. Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Doniphan Drive right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 8-inch diameter water main extending along Doniphan Drive that is available for service, the water main is located approximately 16 feet east from the center line of the right-of-way.
4. There is an existing 54-inch diameter transmission water main extending along Doniphan Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
5. There is an existing inactive and abandoned 36-inch diameter transmission water main extending along a 40-ft wide PSB utility easement within the subject property. The pipe extends across the property from north to south. The pipe is located approximately 570-ft east of Doniphan's east right-of-way. If the property owner's site improvement plans require that the existing abandoned 36-inch diameter water main be removed, the property owner shall remove the water main at his cost and the pipe shall be discarded appropriately.
6. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 4864 Doniphan Drive.

Sanitary Sewer:

7. There is an existing 24-inch diameter sanitary sewer main extending along Doniphan Drive that is available for service, the sewer main is located approximately 34 feet west from the center line of the right-of-way.
8. There is an existing 8-inch diameter sanitary sewer main extending along a 40-ft wide PSB utility easement within the subject property. Said main is located approximately 10-ft south of

the northern PSB utility easement line and dead ends approximately 560 feet north of Sunset Drive.

General:

9. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

10. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

No comments received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

School District

No comments received.

Additional Requirements and General Comments:

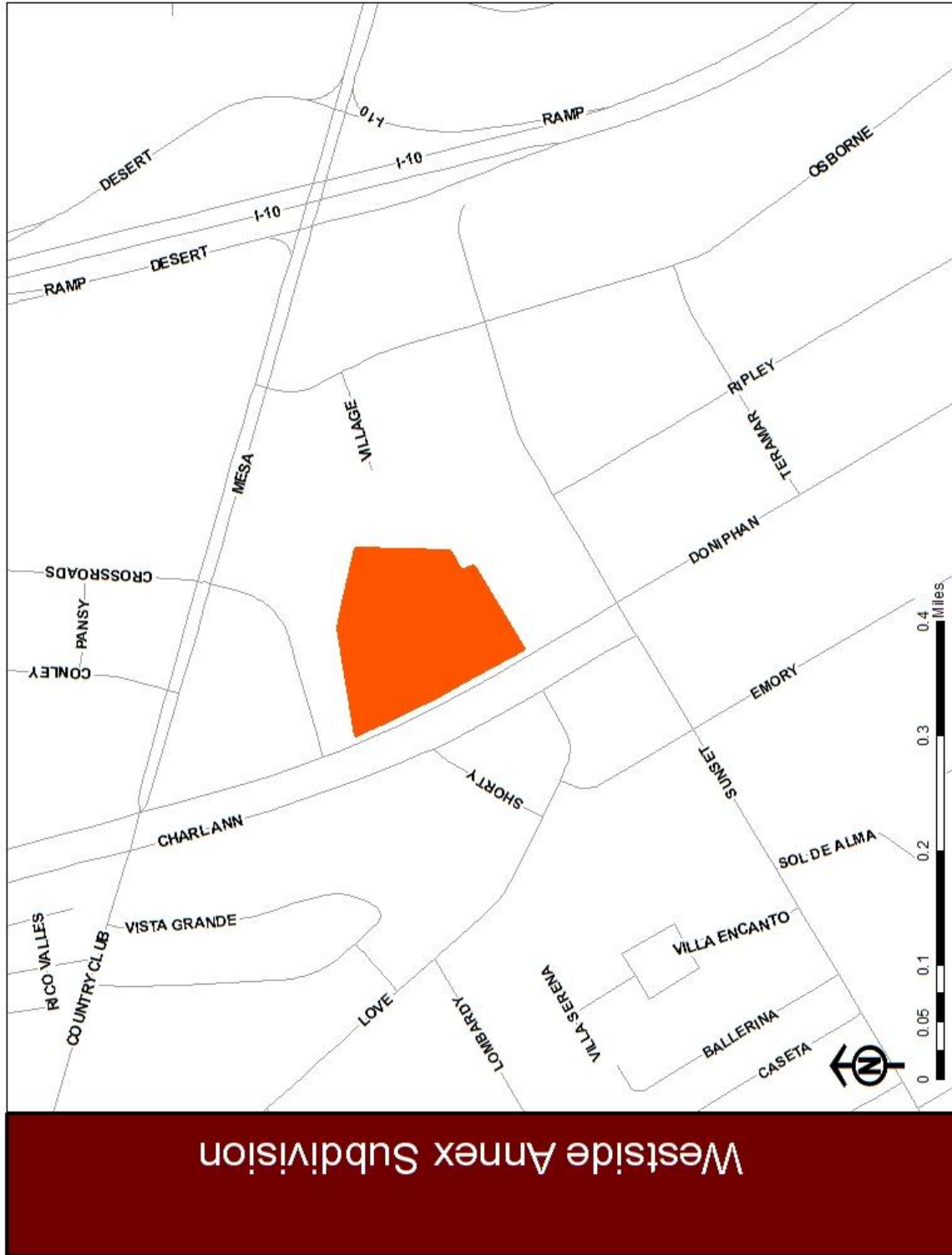
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership

- c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

- 1. Location map
- 2. Aerial map
- 3. Preliminary Plat
- 4. Final Plat
- 5. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5

SUSU 13-00008

Print Form



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 1/21/12

FILE NO. SUSU 13-00008

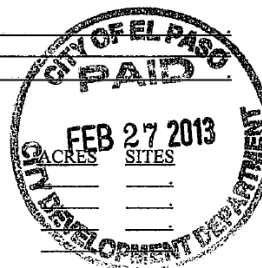
SUBDIVISION NAME: WESTSIDE ANNEX SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 11 AND 12 AND A PORTION OF TRACT 13, J.M. JETT SURVEY 155
CITY OF EL PASO, EL PASO COUNTY.

2. Property Land Uses:

	ACRES	SITES
Single-family		
Duplex		
Apartment		
Mobile Home		
P.U.D.		
Park		
School		
Commercial	10.941	1
Industrial		

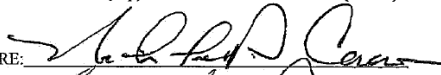
Office
Street & Alley
Ponding & Drainage
Institutional
Other (specify below)
Open Space
Total No. Sites
Total (Gross) Acreage 10.9411

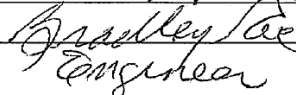


3. What is existing zoning of the above described property? C-3 AND R-5 Proposed zoning? C-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒ N/A
6. What type of drainage is proposed? (If applicable, list more than one)
EXISTING DRAINAGE CONDITIONS TO REMAIN UNCHANGED
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes ☐ No ☒ N/A
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
- If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record E.P.I.S.D. 6531 BOEING DR. 79925 El Paso, Texas 915-230-2000
(Name & Address) (Zip) (Phone)
13. Developer E.P.I.S.D. 6531 BOEING DR. 79925 El Paso, Texas 915-230-2000
(Name & Address) (Zip) (Phone)
14. Engineer Roe Engineering, L.C. 601 N. Cotton Street, Suite 6 915-533-1418
Bradley Roe, El Paso, Texas 79902
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: 

REPRESENTATIVE: 
Engineer

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.